



# Hartington

Bidford-On-Avon | Warwickshire

**Johnsons**  
PROPERTY CONSULTANTS





Elegant village living in a spacious four-bedroom family home with versatile living spaces.



# Refined village lifestyle



Harvington, Victoria Road,  
Bidford-On-Avon, B50 4AR

Welcome to Hartington, a beautifully presented four-bedroom detached family home situated on a sought-after residential street near the edge of Bidford-on-Avon. Combining timeless kerb appeal with modern interiors and thoughtfully designed gardens, this home offers a rare opportunity to secure a refined lifestyle in one of Warwickshire's most desirable villages.

Hartington immediately impresses with its warm, welcoming ambience and exceptional layout. Inside, generously sized rooms flow effortlessly, while outside, the garden creates a perfect retreat for family life, entertaining, and quiet relaxation. With riverside walks and village amenities within a short stroll, this home offers the best of countryside living with everyday convenience.



4



2



01386 761515



[sales@johnsons-property.co.uk](mailto:sales@johnsons-property.co.uk)



[johnsons-property.co.uk](https://johnsons-property.co.uk)







# Generous space

## Ground Floor

Stepping into the spacious entrance hall, you are greeted by classic Karndean flooring, setting a tone of quality and care that continues throughout the property. A convenient cloakroom/W.C. lies just off the hall. The bright and inviting lounge is centred around a stylish modern fire surround and enhanced by a bay window light. The striking Shaker-style kitchen, is complete with oak worktops, a double oven and gas hob. Beyond the dining area lies a solid tiled-roof conservatory, offering panoramic views of the landscaped gardens. A practical utility room offers further storage and access to the rear garden.

## First Floor

Upstairs, you will find four generous double bedrooms, each offering flexible space for sleeping, studying, or working from home. The master suite is an inviting sanctuary featuring fitted wardrobes and a sleek en-suite. The modern family bathroom is styled to create a calming, spa-like feel.

## Outside

The rear garden is a standout feature of this home, landscaped to maximise both beauty and functionality. It includes well-maintained lawns, multiple paved seating areas, two elegant pergolas for shade and structure, raised planted beds bursting with colour, and a charming summer house. The front garden combines a block-paved driveway with gravelled areas, enhancing kerb appeal and offering potential for further off-road parking if required.





# Charm and practicality

## Situation

Hartington enjoys an enviable location just moments from Bidford-on-Avon's array of amenities. This historic village offers independent shops, cosy cafes, welcoming pubs, and riverside parks, all within a short stroll of your front door. The scenic River Avon provides opportunities for picturesque walks and outdoor pursuits, while excellent road links place Stratford-upon-Avon, Evesham, and the wider Warwickshire and Worcestershire countryside within easy reach.

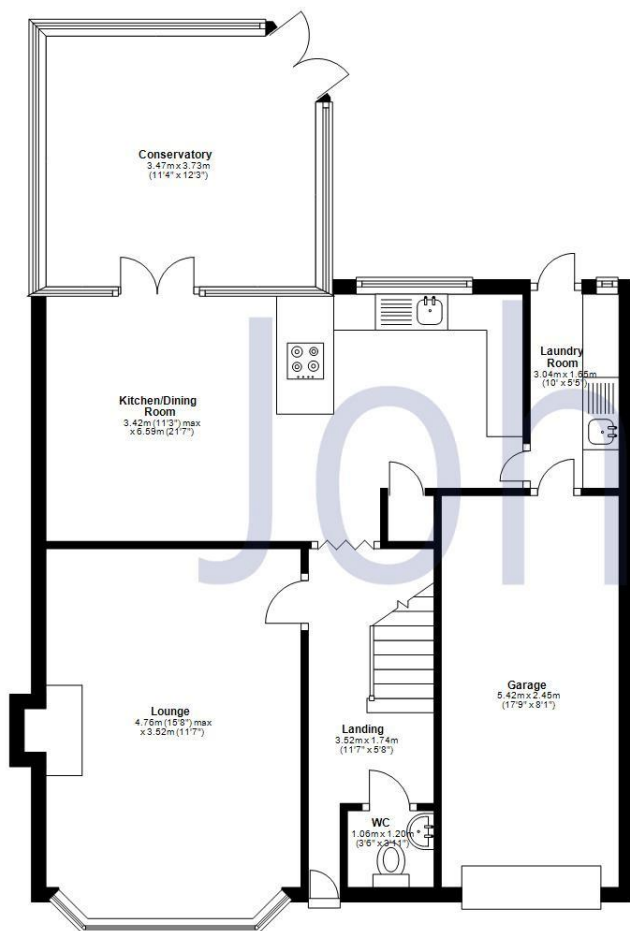
Whether enjoying riverside strolls, local community life, or exploring further afield, this location combines the charm of village living with the practicalities of modern family life.





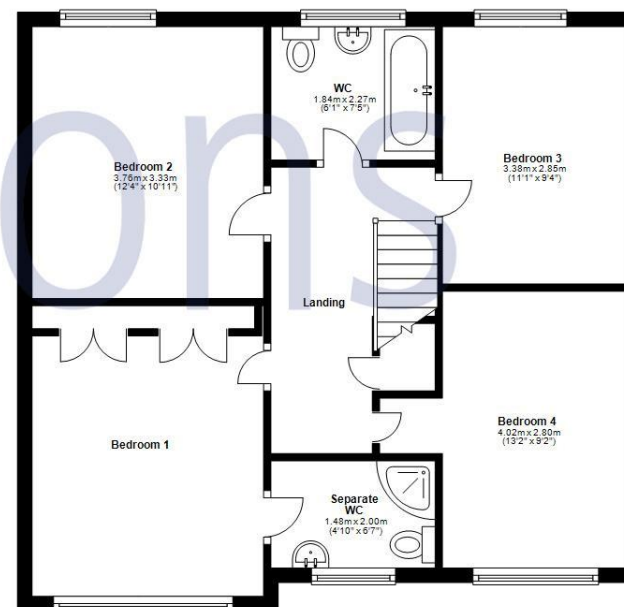
## Ground Floor

Approx. 80.4 sq. metres (865.0 sq. feet)



## First Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



Total area: approx. 146.3 sq. metres (1574.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and subject to change without notice. Prospective buyers or tenants should verify all information independently.

Plan produced using PlanUp.

## Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Enquiries about broadband availability, estimated strength and download speeds can be made with BT.

## Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

## Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

## Local Authority

The property is located within the jurisdiction of Stratford-on-Avon District Council and is placed in Council Tax Band E.

## Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

## Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

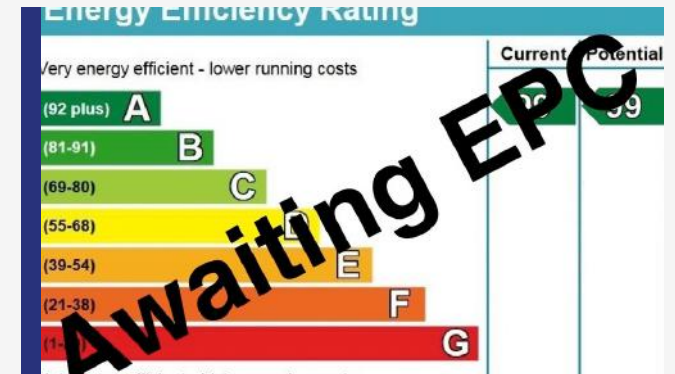
## Directions

Take the A4184 (Greenhill) from Evesham. At the roundabout, take the third exit onto the A44. At Twyford Roundabout, take the first exit onto the A46. At Salford Priors Roundabout, take the third exit onto the B439 towards Bidford. Turn left onto Victoria Road. The property is situated on the left.

## Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.



# Selling?



Scan for an instant market report on your home.



## Travel Distances

Evesham - 7.5 miles   Alcester - 4.5 miles  
Stratford-upon-Avon - 7.8 miles



## Nearest Stations

Evesham - 6.9 miles  
Stratford-upon-Avon - 7.7 miles



## Nearest Airports

Birmingham Airport - 26.8 miles  
London Heathrow - 91.3 miles





**Steve Anderson**

Residential Sales Consultant

(01386) 761515

[steve.anderson@johnsons-property.co.uk](mailto:steve.anderson@johnsons-property.co.uk)

**Johnsons**  
PROPERTY CONSULTANTS

